

Minutes: Leesburg Planning Commission June 6, 2002

The Leesburg Planning Commission met on Thursday, June 6, 2002 at 7:00 p.m. in the Council Chambers at 25 West Market Street, Leesburg, VA. Staff members present for the meeting were Lee Phillips, Randy Hodgson, Nancy Kitchens, Delane Parks, Charlie Mumaw, Brian Boucher, and Jennifer Moore.

CALL TO ORDER:

The meeting was called to order at 7:00 p.m.

ROLL CALL:

Present: Vice-Chairman Cable
Commissioner Minchew
Commissioner Werner
Commissioner Zawacki
Commissioner Kennedy
Councilmember Umstattd – 7:05 p.m.
Commissioner Schonberger – 7:08 p.m.

Absent: Chairman Cliff Vaughan

AGENDA:

Vice-Chairman Cable stated that Worksession listed under Comprehensive Planning Items on the agenda will be held after the close of the regular meeting in the Council Chambers conference room and is open to the public.

ADOPTION OF MINUTES:

Commissioner Kennedy made a motion to approve the minutes of May 16, 2002 as submitted.

Motion: Kennedy
Second: Minchew
Carried: 5-0, Schonberger not yet present

REMARKS BY PETITIONERS

None

PUBLIC HEARINGS:

PUBLIC HEARING – HAWKINS PROPERTY REZONING – ZM-01-04 –
Randy Hodgson, Chief of Comprehensive Planning

Mr. Hodgson gave a presentation to the Commission regarding this application.

Mr. Mike Banzhauff, representative for the applicant came forward to address the Commission and answer any questions from the Commission.

Vice-Chairman Cable opened the Public Hearing for comments.

Mr. Craig Lane of 613 Cobbler Terrace, SE came forward to speak. Mr. Lane stated that he would like to see the roads in this project be public roads, not private. He would also like the trip generation recalculated, he believes it to be low and he would also like the Town to look at the length of the driveways, he believes they are not long enough.

Eleanor German of 103 Prosperity Avenue came forward to speak. Ms. German stated that she is Chairman of the HOA at Fox Chapel. Ms. German would like to have the streets be public streets.

Raymond Ceresa, attorney for Fox Chapel came forward to speak. Mr. Ceresa stated that the homeowners in Fox Chapel have some concerns, the use of the roads through their development, snow removal, and parking over flow.

Mr. Gerald Nevel, Property Manager for Fox Chapel came forward to speak. Mr. Nevel is concerned about whether the streets can handle the additional traffic. He would also like restrictions placed on when work can be done on the new project.

Mr. Michael Yemec, 106-F Prosperity Avenue, SE came forward to speak. Mr. Yemec is concerned about the amenities for the new buildings. He stated that there are no amenities listed on the plan.

There being no further comment the public hearing was closed.

Mr. Banzhauff came forward to address some of the above concerns; he also stated that he would be willing to meet with any of the homeowners if necessary.

SUBDIVISION AND LAND DEVELOPMENT:

1ST SUBMISSION BRIEFING – BATTLEFIELD SHOPPING CENTER (STAPLES) – Preliminary/Final Development Plan – Delane Parks, Senior Planner

Mr. Parks briefed the Commission on the above plan.

ZONING:

TOWN OF LEESBURG ZONING ORDINANCE – Brian Boucher, Zoning Administrator

Mr. Boucher gave a brief staff report to the Commission regarding this item and entertained any questions from the Commission.

Commissioner Schonberger made a motion that the Planning Commission recommend to the Town Council that the Leesburg Zoning Ordinance be amended to include the language initiated by Council and forward to the Commission in Resolution 98-264 and as contained in the Zoning Ordinance Draft, dated April 18, 2002 and to include the comments of the Zoning Administrator in his memorandum dated May 30, 2002.

Motion: Schonberger
Second: Minchew
Carried: 6-0

Commissioner Zawacki made a motion to have the Planning Commission Chairman present the Zoning Ordinance to the Town Council at their next meeting.

Motion: Zawacki
Second: Werner
Carried: 6-0

COMPREHENSIVE PLANNING:

SE, 2001-07, TIRES PLUS – Nancy Kitchens, Senior Planner

Ms. Kitchens gave a brief update to the Commission regarding this application.

Mr. Boucher answered questions that the Commission had regarding this application.

Mr. Bill Keefe, representative for the applicant came forward to answer questions from the Commission.

Minutes: Leesburg Planning Commission June 6, 2002

Staff changed Condition #14 of the staff report to read, "Two "Do Not Enter" signs shall be placed near the southwest corner of the site to prohibit vehicles from proceeding clockwise around west end of the building."

Vice-Chairman Cable made a motion to recommend approval of the application in accordance with the conditions recommended by staff in the staff report dated May 31, 2002 and in accordance with staff recommendation for approval.

Motion: Cable
Second: Schonberger
Carried: 4-1-1 with Kennedy voting Nay
and Minchew abstaining

The general consensus for this application was that of all of the uses that could on this piece of property this particular use would generate the least amount of traffic trips.

COUNCIL REPRESENTATIVE'S REPORT:

Councilmember Umstattd updated the Commission on transportation issues.

STAFF AND COMMITTEE REPORTS:

Mr. Phillips stated that he is prepared to resume the discussion regarding the Subdivision and Site Plan process that was put on hold due to the Zoning Ordinance.

Vice-Chairman Cable stated that she had attended the Economic Development Commission business forum along with Commissioner Werner and Councilmember Umstattd.

Commissioner Werner discussed the Residential Traffic Task Force meeting that she had attended.

OLD AND NEW BUSINESS:

Commissioner Zawacki made a motion to request that the Commission request that the Chief of Comprehensive Planning prepare a work process plan and a preliminary schedule for the review and revision of the Town's Comprehensive Plan and that those items be presented to the Planning Commission on July 18, 2002 at 6:00 p.m. and after the meeting if necessary.

Motion: Zawacki
Second: Werner
Carried: 6-0

ADJOURNMENT:

There being no further business the meeting adjourned at 10:50 p.m.

PREPARED BY:

APPROVED BY:

Jennifer Moore, Commission Clerk

Charlotte, Cable, Vice-Chairman